



11211 99 Avenue Edmonton AB

\$299,400

This Downtown lot offers a unique opportunity to build a home that can offer the best of luxury downtown condo living within a single-family home. Located on a quiet street, just steps away from the River Valley, previous permits were in place to utilize the entire 25x50ft lot for a 3 storey home plus basement, rooftop patio, and garage. This means no yard maintenance, walkability to all amenities, and indoor parking, without condo fees or neighboring walls. There is also a potential for commercial application as well which means an office setup with a live up and work down situation could be perfect (subject to city approvals). This is truly a unique opportunity to make a statement in an increasingly vibrant and growing community. (Artist renderings in photos are simply proposed designs)

Listing Presented By:



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